January 6, 2019

Ms. Tammy DeWitt

Yavapai County

Planning Department/Development Services

10 S. 6th St.

Cottonwood, AZ 86326

Re: El Rojo Grande Ranch

Dear Ms. DeWitt and Members of the Planning Board,

It is my intention to let it be known my opposition to the requested zoning change to El Rojo Grande Ranch in an effort to help preserve the natural beauty and viability of the watershed of Oak Creek and the Verde River, one of the last free-flowing rivers in Arizona, providing crucial habitat for fish and wildlife and provides clean drinking water to over 2 million people.

To echo the statement made by the Sierra Club, one of the oldest and most influential grassroots environmental organizations in the United States, our shared concerns, to name a few are:

* Depletion and contamination of the water aquifers;
* Considering the Dry Creek, a documented wildlife corridor, flowing into the protected Unique Waterway of Oak Creek, there will be contamination by wastewater and runoff from roads and concrete mobile home pads. The protection of Oak Cree waterway/corridor is paramount to the communities that lie downstream in the Verde Valley;
* Negative environmental impact on the US Forest Service Land surrounding the proposed project;
* The Forest Service intent for the 43.29-acre (parcel # 13-408-29-276-5) land exchange was not for commercial development;
* Devastation of the fragile riparian environment, wildlife habitat and native trees;
* Increased density means increased impact on the land. Adjacent developments did not get a zoning change, but rather a Special Use Permit instead.

El Rojo Grande Ranch, Sedona, and Yavapai County deserve a project that is sensitive and respectful to the land it stewards. Development may be inevitable, but some rules should apply. Decisions should set an example, not create critical disruption, both visually and environmentally. I do not feel the ELS proposed project is an appropriate use for this land and I urge you to deny the zoning change application.

Sincerely,